

COORDINATE LIST		
NO.	NORTH	EAST
1	548,012.7043	1,351,557.7955
2	547,951.7873	1,351,642.7527
3	547,648.9002	1,351,397.1633
4	547,627.0347	1,351,379.4341
5	547,700.3300	1,351,299.0452
6	547,723.4594	1,351,318.2041

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.

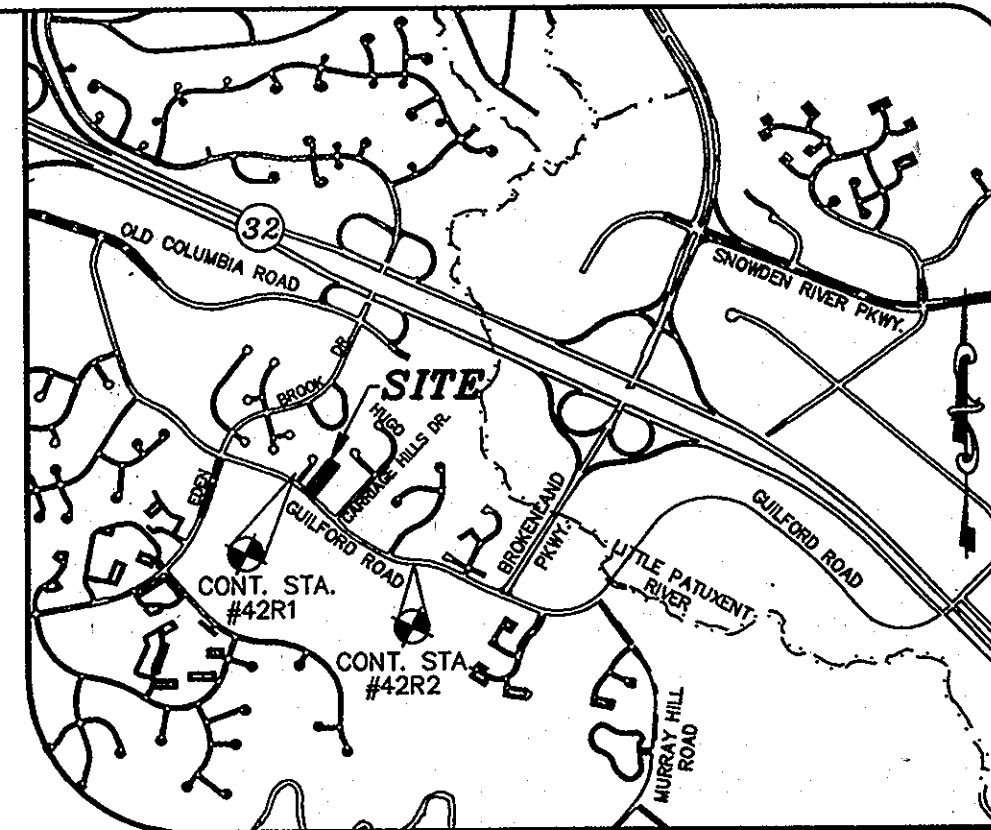
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	13,989 SQ.FT.	1,803 SQ.FT.	12,186 SQ.FT.
3	15,800 SQ.FT.	3,162 SQ.FT.	12,638 SQ.FT.

**LEGEND**

- PRIVATE USE-IN-COMMON, WATER, SEWER AND UTILITY EASEMENT
- PUBLIC SEWER EASEMENT
- AREA OF ROAD DEDICATION

18. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY PAYMENT OF A FEE-IN-LIEU OF REFORESTATION IN THE AMOUNT OF \$4,900.00 TO THE FOREST CONSERVATION FUND.
19. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
20. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.
21. THERE IS AN EXISTING DWELLING ON LOT 2 TO REMAIN. NEW STRUCTURES AND EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ZONING REGULATIONS.

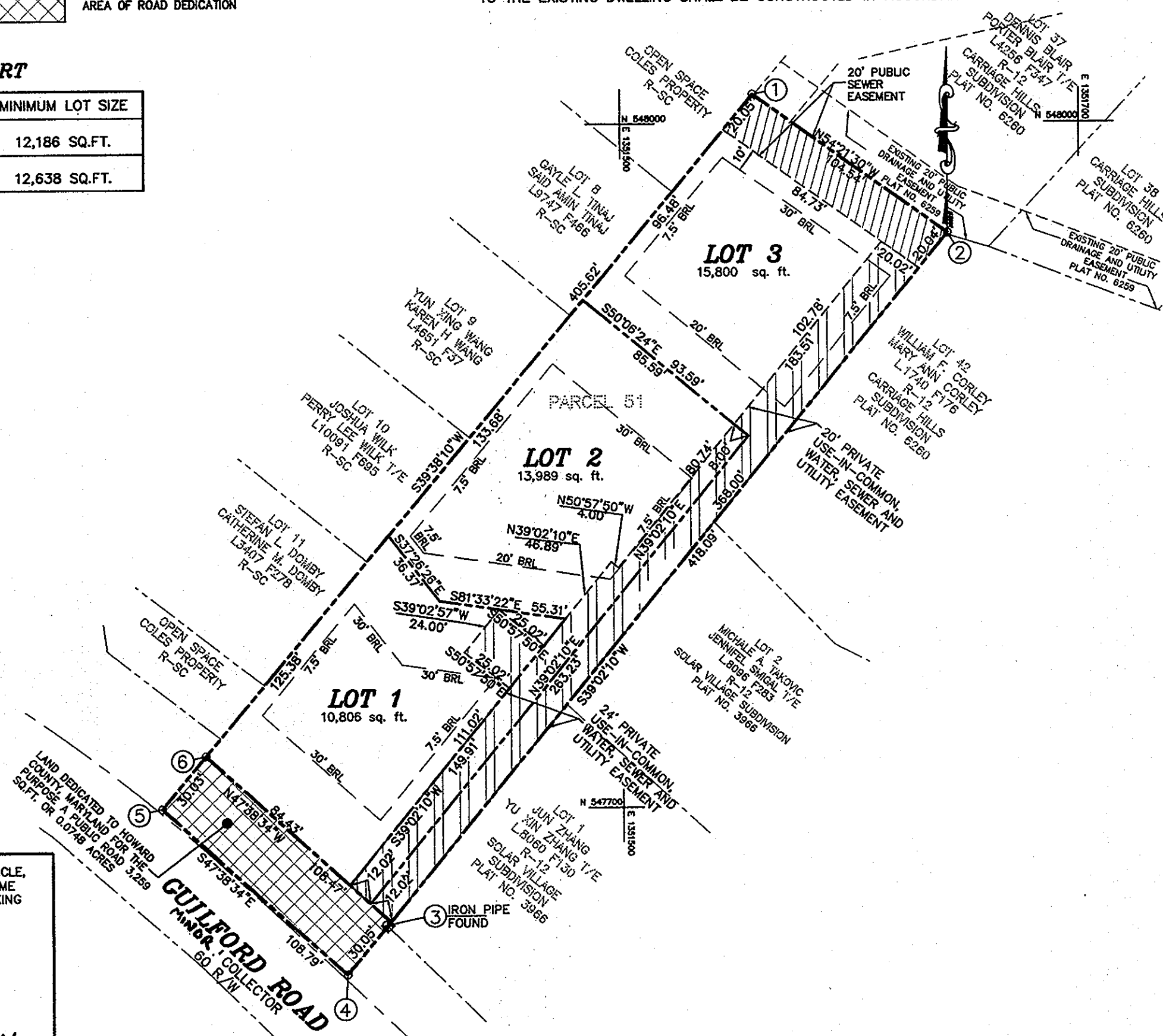


**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 5053 C-3

**GENERAL NOTES**

1. SUBJECT PROPERTY ZONED R-12 AS PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 7/28/06.
2. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY GARY E. LANE OF SURVEY ASSOCIATES #1 ON OR ABOUT AUGUST 20, 2007.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 42R1 AND 42R2.
 

STATION	42R1	STATION	42R2
NORTHING	546,946.8001	NORTHING	547,820.2380
EASTING	1,352,118.5610	EASTING	1,351,171.5872
5. DENOTES AN IRON PIN OR IRON PIPE FOUND.
6. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
7. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
8. ALL AREAS ARE MORE OR LESS.
9. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
11. NO STEEP SLOPES EXISTS ON SITE.
12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
13. STORMWATER MANAGEMENT IS PROVIDED VIA RAINGARDENS AND GRASS SWALE IN ACCORDANCE WITH THE 2000 MDE STORMWATER DESIGN MANUAL.
14. NO WETLANDS EXIST ON SITE AS CERTIFIED BY S&S PROFESSIONALS ON AUGUST 20, 2007.
15. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$4,200.00 HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT.
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
  - C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
  - D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
  - F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
  - G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
18. THE OPEN SPACE REQUIREMENT, BASED ON CREATION OF 2 NEW LOTS, HAS BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$3,000.00.



**OWNER**

JOAN A. MAHANES  
8691 GUILFORD ROAD  
COLUMBIA, MD 21046  
410-381-3053

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Gary E. Lane* 11/10/11  
GARY E. LANE, SURVEYOR DATE

*Joan A. Mahanes* 11/19/11  
JOAN A. MAHANES, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	3
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.9319AC±
AREA OF ROADWAY	0.0748AC±
AREA	1.0067AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*Walter P. Brilenson* 12/16/2011  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Walter P. Brilenson* 12/1/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Walter P. Brilenson* 12/20/11  
DIRECTOR DATE

22. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1-3. ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
23. A USE IN COMMON ACCESS MAINTENANCE AGREEMENT FOR LOTS 2 AND 3 SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
24. A SITE DEVELOPMENT PLAN APPROVAL BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLINGS ON LOTS 1-3.
25. THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED SIXTEEN (16) SHADE TREES IN THE AMOUNT OF \$4,200.00 WILL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
26. The minimum lot size for Lot 1 is in accordance with Section 16.120(b)(2)(i) which allows for a lot area reduction of up to 10% based on road dedication.

**OWNER'S STATEMENT**

I, JOAN A. MAHANES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23 DAY OF November 20 11.

*Joan A. Mahanes*  
JOAN A. MAHANES, OWNER

*Walter P. Brilenson*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL THE PROPERTY ACQUIRED BY JOAN A. MAHANES FROM CHARLES W. BARNETT AND NADA M. BARNETT BY DEED DATED SEPTEMBER 28, 1987 AND RECORDED IN THE LIBER 1736 AT FOLIO 498; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Gary E. Lane* 11/10/11  
GARY E. LANE, PROP L.S. NO. 574  
EXPIRATION DATE: 03/21/13

RECORDED AS PLAT 21787 ON 12/16/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**MAHANES PROPERTY**  
**LOTS 1 THRU 3**  
(A MINOR SUBDIVISION OF PARCEL 51)

TAX MAP 42 6TH ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 51 HOWARD COUNTY, MARYLAND DATE: NOVEMBER 2011  
GRID: 8 EX. ZONING R-12 DPZ FILE NOS. WP-11-040, WP-10-034

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

6800 Deerpath Road, Suite 150, Elbridge, Maryland 21075  
(410) 997-0296 Balt. (410) 997-0298 Fax.